

STATE MS.-DE SOTO CO.
FILED

MAY 29 11 56 AM '96

BK 301 PG 334
W.E. DAVIS CH. CLK.**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned ANN YATES WHITTEN, hereinafter referred to as the GRANTOR, and JAMES ANDREW BROOME and wife, MARY ANN BROOME, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, ANN YATES WHITTEN, the GRANTOR does hereby and by these presents sell, convey, and warrant unto JAMES ANDREW BROOME and wife, MARY ANN BROOME, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Town of Hernando Lot 135, and Part of Town of Hernando Lots 137 and 138, in Section 13, Township 3, Range 8 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Beginning at the northwest corner of Lot 135, Town of Hernando; thence east along the north line of said lot a distance of 60 feet to the northeast corner of said Lot 135; thence south along the east line of said Lot 135 and the projection thereof a distance of 145.87 feet to a point in the north line of the Freddie Smith lot; thence west along the north line of said Freddie Smith lot a distance of 10.00 feet to the northwest corner of said lot; thence south along the west line of said Freddie

Smith lot to a point in the south line of Lot 138, said point also being the southwest corner of the Freddie Smith lot; thence west along the south line of Lot 138 a distance of 50.00 feet to the southwest corner of said Lot 138; thence north along the west line of Lots 138, 137, and 135 a distance of 260.89 feet to the point of beginning and containing 0.33 acres; as per survey of Daniel L. Murphy, PLS, dated May 24, 1996.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and being further subject to any and all existing easements for the City of Hernando, DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1996 shall be prorated as of the date of this deed and taxes and assessments for the year 1997 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 28th day of May, 1996.

Ann Yates Whitten
ANN YATES WHITTEN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 28th day of May, 1996, within my jurisdiction, the within named ANN YATES WHITTEN, who acknowledged that she executed the above and foregoing instrument.



NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1997

(SEAL)

GRANTOR'S ADDRESS:
4990 Robertson Gin Road
Hernando, MS 38632
RES. TEL.: 601-429-6631
BUS. TEL.: N/A

GRANTEES' ADDRESS:
2650 Williamsburg Lane
Hernando, MS 38632
RES. TEL.: 601-429-6909
BUS. TEL.: N/A

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